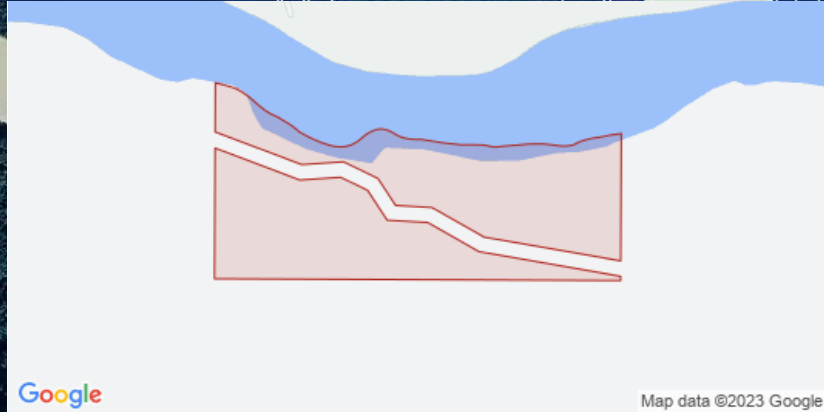




604.671.7000

# Condos & Homes Team

www.bcondosandhomes.com | sales@bcondosandhomes.com



## Rural BC

<b>PID</b>	013-399-594	<b>Legal Description</b>	DISTRICT LOT 5148 LILLOOET DISTRICT EXCEPT PLAN KAP45184		
<b>Zoning</b>	RR1(RM) - Rural 1	<b>Plan</b>	NO_PLAN		
<b>Registered Owner</b>	AB*, R*	<b>Community Plans(s)</b>	OCP: RM (Resource Management), not in ALR		
<b>Floor Area</b>	-	<b>Max Elevation</b>	440.03 m	<b>Year Built</b>	-
<b>Lot Size</b>	50.94 acres	<b>Min Elevation</b>	203.25 m	<b>Bedrooms</b>	-
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$1,052.24	<b>Bathrooms</b>	-
				<b>Transit Score</b>	54 / Good Transit
				<b>WalkScore</b>	-
				<b>Structure</b>	2 ACRES OR MORE (VACANT)

## MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2377292	Sold 24/06/2019	24	\$498,000 / \$350,000	Whistler Real Estate Company Limited
R2272456	Expired 23/05/2019	366	\$498,000 / -	Whistler Real Estate Company Limited
R2170346	Expired 20/05/2018	366	\$498,000 / -	Whistler Real Estate Company Limited

## APPRECIATION

	Date	(\$)	% Change
Assessment	2023	\$437,000	24.86 %
Sales History	18/07/2019	\$350,000	-12.50 %
	28/09/2004	\$400,000	515.38 %
	08/11/1996	\$65,000	

## ASSESSMENT

	2022	2023	% Change
Building	\$0	\$0	
Land	\$434,000	\$437,000	
Total	\$434,000	\$437,000	

## SCHOOL DISTRICT

	Nearest Elementary	Nearest Secondary
Catchment	Signal Hill	Pemberton
District	SD 48	SD 48
Grades	K - 7	8 - 12

## DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.



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**BC Condos & Homes Team**

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**R2796460****Active****Other**

Land

**DL5148 PEMBERTON WATERFRONT**Pemberton  
Mount Currie**\$1,200,000** (LP)

(SP)

Sold Date:



Sold Date:	Subdiv/Complex:
Frontage (feet):	P.I.D.: <b>013-399-594</b>
Meas. Type: <b>Feet</b>	Taxes: <b>\$1,052.24</b>
Frontage (metres):	For Tax Year: <b>2022</b>
Depth:	Zoning: <b>RR1(RM</b>
Price/SqFt:	Rezoneable?
Sub-Type:	
Flood Plain: <b>No</b>	
Exposure: <b>Southeast</b>	
Permitted Use:	
Title to Land: <b>Freehold NonStrata</b>	

Lot Area

Acres:	<b>54.94</b>
Hect:	<b>22.23</b>
SqFt:	<b>2,393,012.00</b>
SqM:	<b>222,318.09</b>

Sanitary Sewer: **None**  
 Storm Sewer: **None**  
 Water Supply: **None**  
 Electricity: **None Available**  
 Natural Gas: **Not Available**  
 Telephone Service: **Not Available**  
 Cable Service: **Not Available**  
 Prospectus: **Not Required**  
 Develop Permit?: **No**  
 Bldg Permit Apprv: **No**  
 Building Plans: **Not Available**  
 Perc Test Avail: **No**  
 Perc Test Date:

Property Access: **Allowed Access**  
 Parking Access:  
 Fencing:  
 Property in ALR: **No**  
 Seller's Interest: **Registered Owner**  
 Information Pkg: **Yes**  
 Sign on Property: **N**  
 Sketch Attached: **No**  
 Property Disclosure: **Yes**  
 Trees Logged: **No**

Legal: **DISTRICT LOT 5148, LILLOOET LAND DISTRICT, EXCEPT PLAN KAP45184**

Site Influences:

Restrictions: **Right of Way**

Listing Broker 1: **RE/MAX Crest Realty**  
 Listing Broker 2: **Engel & Volkers Whistler**  
 Listing Broker 3:

**Enjoy almost 1000 feet of Lillooet River frontage from this magnificent 55 acre parcel of private, Waterfront land, 20 minutes to downtown Pemberton. Located approximately 25 miles north of Whistler, this property offers a creek, trees and wildlife. Property has a gravel road running through it and it is off grid. Seller to do some cleaning in September - Drone video to follow.**

The enclosed information, while deemed to be correct, is not guaranteed.  
 PREC\* indicates 'Personal Real Estate Corporation'.

**08/23/2023 11:40 AM**



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**R2796460****Active**

Other

Land

**DL5148 PEMBERTON WATERFRONT**Pemberton  
Mount Currie**\$1,200,000** (LP)

(SP)

Sold Date:



**Type** Other  
**Prop Type** Land Only  
**Zoning** RR1(RM)  
**Title to Land** Freehold NonStrata  
**Permitted Land Use**  
**Development Permit?** No  
**Sellers Interest** Registered Owner

**Lot Sz (Sq.Ft.)** 2,393,012.00  
**Depth**  
**Frontage - Feet**  
**Front Dir Exposure** Southeast  
**Access to Property** Allowed Access  
**Cable Service** Not Available  
**Flood Plain** No

**Days On Market** 44  
**Gross Taxes** \$1,052.24  
**Building Plans** Not Available  
**Trees (Logged in last 2yr)** No  
**View**  
**View - Specify**

Please call Les Twarog for more info and detail package at 604-671-7000. Buyer to verify if deemed important.



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**R2796460**

**Active**

Other

Land

## DL5148 PEMBERTON WATERFRONT

Pemberton  
Mount Currie

**\$1,200,000** (LP)

(SP)

Sold Date:



## Detailed Tax Report

### Property Information

<b>Prop Address</b>		<b>Jurisdiction</b>	SQUAMISH RURAL
<b>Municipality</b>	SQUAMISH RURAL	<b>Neighborhood</b>	MT CURRIE, D'ARCY, ANDERSON LAKE
<b>Area</b>		<b>SubAreaCode</b>	
<b>PropertyID</b>	013-399-594	<b>BoardCode</b>	
<b>PostalCode</b>			

### Property Tax Information

<b>TaxRoll Number</b>	03245000	<b>Gross Taxes</b>	\$1,097.20
<b>Tax Year</b>	2023	<b>Tax Amount Updated</b>	06/23/2023
<b>More PIDS</b>	013-399-594		
<b>More PIDS2</b>			

### Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
			5148	27				

#### Legal FullDescription

DISTRICT LOT 5148, LILLOOET LAND DISTRICT, EXCEPT PLAN KAP45184

### Land & Building Information

<b>Width</b>		<b>Depth</b>	
<b>Lot Size</b>	54.936 ACRES	<b>Land Use</b>	
<b>Actual Use</b>	2 ACRES OR MORE (VACANT)	<b>Zoning</b>	
<b>Year Built</b>			
<b>BCA Description</b>			
<b>WaterConn</b>			
<b>BCADate Update</b>	04/10/2023		

### Supplementary Property Info

<b>BedRooms</b>	0	<b>Foundation</b>	
<b>Full Bath</b>	0	<b>Half Bath2</b>	0
<b>Half Bath3</b>	0	<b>Stories</b>	
<b>Pool Flg</b>		<b>Carport</b>	
<b>Garage S</b>		<b>Garage M</b>	

### Actual Totals

Land	Improvement	Actual Total
\$437,000.00	\$0.00	\$437,000.00

### Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$437,000.00	\$0.00	\$0.00	\$0.00	\$437,000.00

### School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$437,000.00	\$0.00	\$0.00	\$0.00	\$437,000.00

### Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
7/18/2019	\$350,000.00	CA7630121	VACANT SINGLE PROPERTY TRANSACTION
9/28/2004	\$400,000.00	CA22713	VACANT SINGLE PROPERTY TRANSACTION
11/8/1996	\$65,000.00	KK99263	VACANT SINGLE PROPERTY TRANSACTION
9/12/1994	\$45,000.00	KH90364	REJECT - NOT SUITABLE FOR SALES ANALYSIS

**TITLE SEARCH PRINT**

File Reference: DL5148 Pemberto

Declared Value \$350000

2023-06-28, 16:34:10

Requestor: Christina Vu

**\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*****Land Title District**

Land Title Office

KAMLOOPS

KAMLOOPS

**Title Number**

From Title Number

CA7630121

CA22713

**Application Received**

2019-07-18

**Application Entered**

2019-07-22

**Registered Owner in Fee Simple**

Registered Owner/Mailing Address:

RAFI ABOLFATHI, CAMPGROUND MANAGER

PO BOX 2869

GARIBALDI HIGHLANDS, BC

V0N 1T0

**Taxation Authority**

North Shore - Squamish Valley Assessment Area

**Description of Land**

Parcel Identifier:

013-399-594

Legal Description:

DISTRICT LOT 5148 LILLOOET DISTRICT EXCEPT PLAN KAP45184

**Legal Notations**

NONE

**Charges, Liens and Interests**

Nature:

STATUTORY RIGHT OF WAY

Registration Number:

KD18737

Registration Date and Time:

1990-03-01 14:18

Registered Owner:

INTERFOR CORPORATION

INCORPORATION NO. BC200146

CHANGE OF ADDRESS FILED, SEE CA8386654

Transfer Number:

CA4166296

Nature:

MORTGAGE

Registration Number:

CA7630520

Registration Date and Time:

2019-07-18 12:00

Registered Owner:

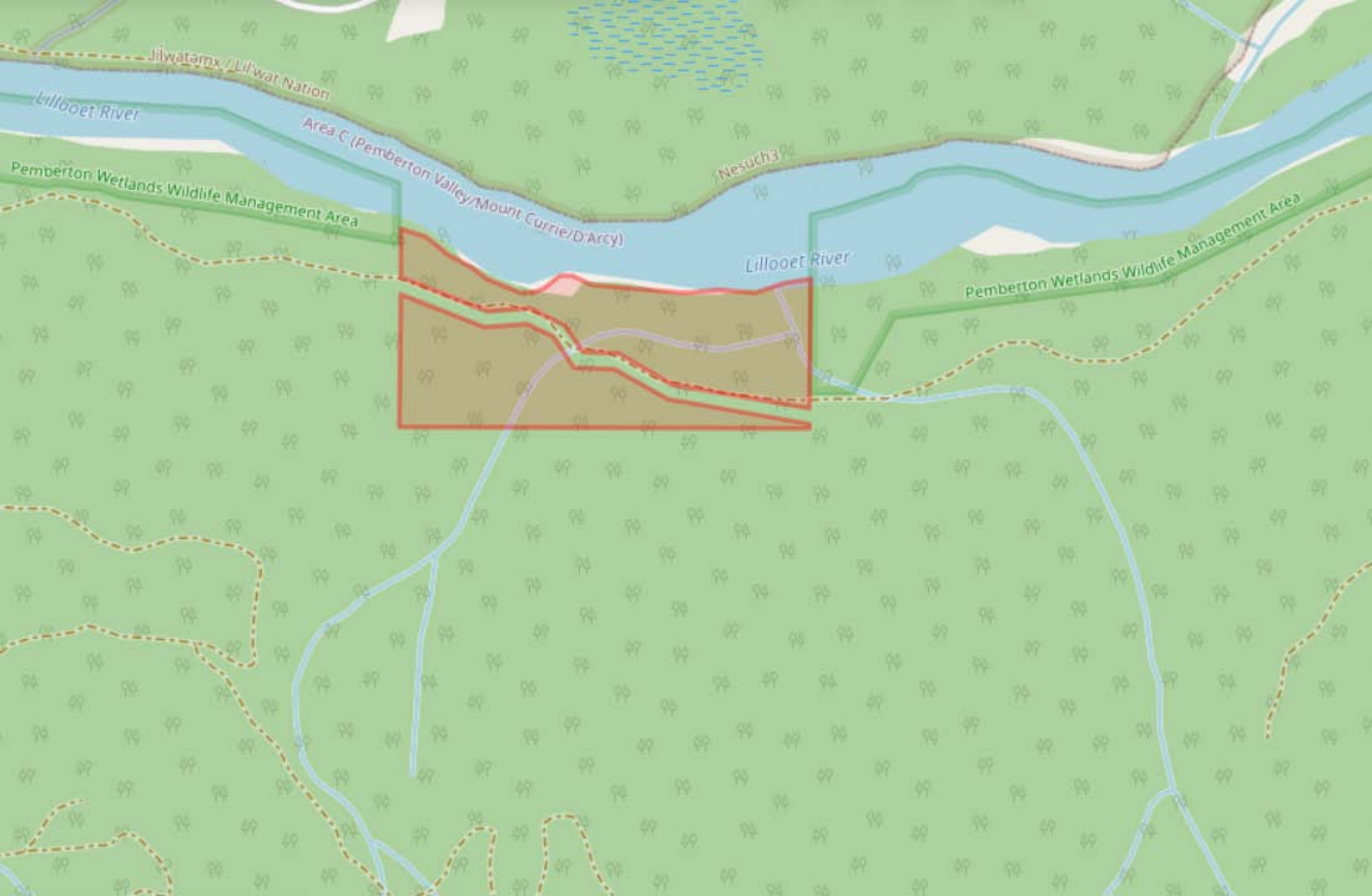
ALI ABOLFATHI

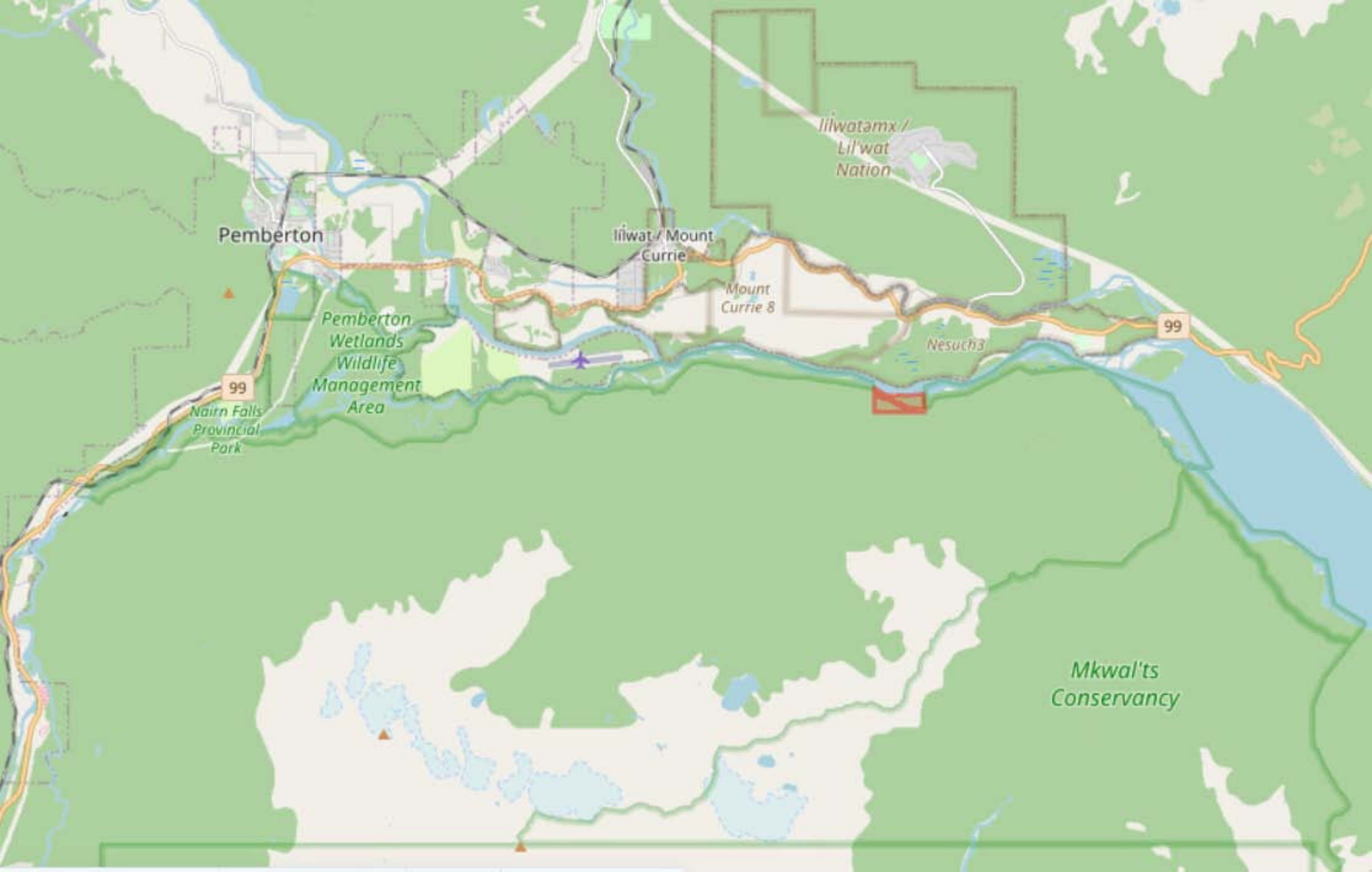
**Duplicate Infeasible Title**

NONE OUTSTANDING









Pemberton

Iliwatamx /  
Lil'wat  
Nation

Iliwat / Mount  
Currie

Mount  
Currie 8

Nesuch3

99

Pemberton  
Wetlands  
Wildlife  
Management  
Area

99  
Nairn Falls  
Provincial  
Park

Mkwalt's  
Conservancy



Lillooet  
River



Mt Currie

Duffy Lake Rd

99

Mount Currie 8

99

Lillooet Lake Rd

Nesuch 3

Lillooet Lake



## 2 Lots (Rental Only) 41st & Granville

- 5770 Granville \$4.1M
- 5790 Granville \$4.1M
- Retail Mandatory Ground Flr
- 2.4 FSR – 4-5 Storeys
- 3 Lots next door being dev
- Arborist & Environmental Reports avail for a fee From previous buyer

**\$8.2M**



## 55 Acres – Riverfront – Pemberton

- 1000 feet of riverfront on Lillooet River
- Gravel road running through property
- 20 mins to downtown Pemberton
- 25 miles north of Whistler

**\$1,200,000**



## 43 Acres – North Mission - Miracle Valley Estates

- Seux Road and Sylvester Rd
- Zoned for 17 lots
- Potential rezone to 28 lots
- On city water + power at lot line
- Not in flood plain
- All lots with views

**\$9.5M**



## Shaughnessy Building Lots

- 1775 Cedar, 12,500 SF, Post 1940, can build Approx. 7,000 S/F House, rented/5900/Mo
- Douglas Cres., 1 Acre, (46,000 S/F) potential M/F or Multiple conversion, Dwellings and infills

**\$6.2M**

**\$15M**

## Mission 4.1 Acre – Development Site

- 8906 Hayward Street – Silverdale West
- 4.1 acre gently sloped land
- Future development site
- Silverdale central plan approved Aug 2022
- Trunk infrastructure to complete 2027
- **Price Guidance \$3.5 M**



**Les Twarog**

Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

**www.BCCondosandhomes.com**

**NOW WITH SOLD HISTORY**



**1827 W 12th (Kitsilano)**

Potential Land Assembly with 5.5 FSR,  
 7 Lic Suites, Net Income \$100K

**\$5,190,000**



**REDUCED**

**2896 E Georgia (at Renfrew)**

Half duplex | 2,000 s/f | 3 Levels,  
 3 Beds 3 Baths + 1 Bed Legal Suite

**\$1,790,000 - Each Side**



**1491 W 26th Ave (Shaughnessy)**

5,800SF house on a 8,800 s/f lot  
 Custom built home for luxurious lifestyle

**\$5,500,000**



**2801-1455 Howe (Pomeria)**

2,130 s/f S/E Facing 3 Bed, 3 Bath, Sub P/H  
 with Fantastic False Creek View. A Must See!

**\$3,600,000**



**2506-1011 W Cordova (Fairmont Pacific Rim)**

Ultra Modern South Facing 743 sf 1 bed Live/Work unit  
 at world renowned Fairmont Hotel, rented at \$3,800/mo

**\$1,630,000**



**1101-1171 Jervis (The Jervis)**

North facing 1,000 s/f, 2 Bed, 2 Bath, Luxury  
 5 yr old Building, Quality Finishings.

**\$1,699,000**



**5850 Vine (Kerrisdale)**

22 Unit Apt Building | \$311k/yr Income  
 Future Potential to increase rents

**\$11,900,000**



**1133 W 70th Street (Marpole)**

26 Strata Titled Units Owned by a Company,  
 12 units are Renovated. Future Development Site

**\$10,900,000**



**9B - 1500 Alberni (West End)**

1633 s/f, 3 Bed, 3 Bath, renovated with new high end  
 kitchen & H/W Floors. Rented at \$6,400/mth.

**\$1,790,000**



**1775 Cedar Cres (Shaughnessy)**

ATTN Developers – Builders | Post 1940 Building  
 lot 100 x 125 | .38 FSR – Can built 7000sf home

**\$6,200,000**



**5770 - 5790 Granville (2 Lots)**

Land Assembly - 2 Lots | Each 8,500 s/f Totalling  
 17,000 s/f | 2.4 FSR Purpose Built Rental

**\$8,200,000**



**FUTURE DEVELOPMENT SITE**

**8906 Hayward St (Mission)**

4.1 Acre Future Site in Silverdale. Potential  
 for 80 TH's, Services to be hooked up 2027

**\$3,500,000**